TO: **ADA COUNTY PLANNING & ZONING COMMISSION**

HEARING DATE: **February 11, 2016**

STAFF: Diana Sanders, Associate Planner

PROJECT NO.: 201500547 CU

APPLICANT: Verizon

INTRODUCTION

A conditional use for an 80 foot monopole tower, a 6' lightning rod, 12 panel antennas and 2 future microwave dishes. The property contains 2.214 acres and is located at 5220 N. Linder Road, Section 25, T.4N, R.1W.

EXECUTIVE SUMMARY

The applicant is requesting a conditional use to construct a cell tower. The tower will be located on a leased area in the southwest corner of the property. The applicant has stated that the need for the tower is to improve coverage and offload increased traffic. The fall zone and equipment cabinets are within the leased area. A landscape plan was submitted indicating the leased area will be enclosed with a six (6) foot tall white vinyl fence. Along the north and western section of the leased area there will be a total of seven (7) ten foot tall arborvitae trees.

At the time this staff report was written the following agencies provided comments: The Ada County Building Official is requiring a building permit and the structure to the southeast corner of the property will also require a building permit; The Division of Aeronautics will not require an obstruction evaluation; ACHD has no site-specific conditions of approval; The Ada County Engineer stated that a Professional Land Surveyor must establish the boundary of the leased area, the utility easement and access; and The City of Meridian commented on the conditional use application and have indicated that the cell tower is not necessarily incompatible with the Future Land Use Map in the Comprehensive Plan. Since the conditional use was submitted prior to any negotiation between the Board and the City Council for an amendment to Title 9, the application will be reviewed under the Ada County Code at the time of the application submittal.

No comments from surrounding properties have been received thus far.

RECOMMENDATION

Based upon Staff's review of the application, staff concludes that this application complies with the Ada County Code and recommends approval to the Commission as set out in the proposed Findings of Fact and Conclusions of Law attached hereto.

The Commission should consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application.

EXHIBIT LIST – PROJECT NO.: 201503799 CU-MSP

1 Master Application and checklist (3 pages)
2 Applicant's Detailed Letter (4 pages)
3 Site Plan (3 pages)
4 Propagation Map (2 pages)
5 Structural Analysis (1 page)
6 Landscape plan (2 pages)
7 Pre-application notes (4 pages)
8 The Division of Aeronautics comment received December 10, 2015 (1 page)
9 Central District Health Department comment dated December 12, 2015 (1 page)
10 ACHD comment dated December 18, 2015 (2 pages)
11 Ada County Engineer comment received December 18, 2015 (1 page)
12 City of Meridian comment dated December 23, 2015 (1 page)
13 Ada County Building Official comment received January 7, 2016 (1 page)
14 Ariel of property (1 page)

MASTER APPLICATION/PETITION REQUEST

ADA COUNTY DEVELOPMENT SERVICES
200 W. Front Street, Boise, Idaho 83702. www.adaweb.net phone: (208) 287-7900 fax: (208) 287-7909

TYPE OF ADMINISTRATIVE APPLICATION:

- ☐ ACCESSORY USE*
- ☐ FARM DEVELOPMENT RIGHT
- ☐ FLOODPLAIN PERMIT
- ☐ HILLSIDE DEVELOPMENT*
- ☐ HIDDEN SPRINGS ADMINISTRATIVE
- ☐ HIDDEN SPRINGS SPECIAL EVENT
- ☐ LIGHTING PLAN
- ☐ LANDSCAPE PLAN
- ☐ DRAINAGE PLAN
- ☐ MASTER SITE PLAN*
- ☐ EXPANSION NONCONFORMING USE
- ☐ ONE TIME DIVISION
- ☐ PRIVATE ROAD
- ☐ PROPERTY BOUNDARY ADJUSTMENT
- ☐ PLANNED UNIT DEVELOPMENT (PUD)
- ☐ SIGN PLAN
- ☐ TEMPORARY USE*

TYPE OF HEARING LEVEL APPLICATION:

- ☒ CONDITIONAL USE
- ☐ DEVELOPMENT AGREEMENT
- ☐ SUBDIVISION, PRELIMINARY*
- ☐ PLANNED COMMUNITIES*
- ☐ SUBDIVISION, SKETCH PLAT*
- ☐ VACATION
- ☐ VARIANCE
- ☐ ZONING MAP AMENDMENT
- ☐ ZONING TEXT AMENDMENT

TYPE OF HEARING LEVEL PETITION:

- ☐ COMPREHENSIVE PLAN MAP OR TEXT AMENDMENT PETITION CHECKLIST

TYPE OF ADDENDA:

- ☐ APPEAL
- ☐ ADMINISTRATIVE MODIFICATION
- ☐ DEVELOPMENT AGREEMENT MODIFICATION
- ☐ FINAL PLAT
- ☐ TIME EXTENSION

REQUIRED SUBMITTALS:

- ☒ CHECKLIST for applicable application(s). If multiple applications, do not duplicate submittals.
- ☐ *SUPPLEMENTAL WORKSHEET REQUIRED

SITE INFORMATION:

Section: 25 Township: 4N Range: 1W Total Acres: 2.214

Subdivision Name: N/A Lot: N/A Block: N/A

Site Address: 5220 N LINDER ROAD City MERIDIAN

Tax Parcel Number(s): S0425325750

Existing Zoning: RUT Proposed Zoning: SAME Area of City Impact: MERIDIAN Overlay District(s) MERIDIAN

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OFFICE USE ONLY

Project #.: 201500547-CU	Planning Fees/GIS:	Engineering Fees:
Received By: RSP Date: 3-31-15 Stamped ☑	$800.00	

EXHIBIT 1
201500547 CU
VERIZON

APPLICANT/AGENT: (Please print)	ADDITIONAL CONTACT if applicable: (Please Print)
Name: VERIZON WIRELESS / TAEC (JODIE KNOPP)	Name:
Address: 5710 S. GREEN ST. City: MURRAY State: UT Zip: 84123	Address: City: State: Zip:
Telephone: 307.254.0554 Fax: 801.262.0428 Email: JODIE.KNOPP@TAEC.NET	Telephone: Fax: Email:
I certify this information is correct to the best of my knowledge. 3.20.15	ENGINEER/SURVEYOR if applicable: (Please Print) Name: Address: City: State: Zip: Telephone: Fax: Email:
Signature: (Applicant) Date	

OWNER (S) OF RECORD: (Please Print)	OWNER (S) OF RECORD: (Please Print)
Name: DONN & MOLLY STRUCKMAN	Name:
Address: 5220 N LINDER ROAD	Address:
City: MERIDIAN State: ID Zip: 83646	City: State: Zip:
Telephone: 208-866.1524 Fax: N/A Email: MDSTRUCKMAN@HOTMAIL.COM	Telephone: Fax: Email:
I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application. Molly Struckman 3-31-15	I consent to this application, I certify this information is correct, and allow Development Services staff to enter the property for related site inspections. I agree to indemnify, defend and hold Ada County and its employees harmless from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of the application.
Signature: All Owner (s) of Record Date	Signature: All Owner (s) of Record Date

ALL OWNER(S) OF RECORD (ON THE CURRENT DEED) MUST SIGN (Additional Sheets are Available Online)

If the property owner(s) are a business entity, please include business entity documents, including those that indicate the person(s) who are eligible to sign documents.

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200 W. Front Street, Boise, ID 83702. www.adaweb.net phone: (208)287-7900 fax: (208)287-7909

CONDITIONAL USE CHECKLIST

A Conditional Use request requires a public hearing.

GENERAL INFORMATION:

Applicant	DESCRIPTION		Staff
✓	**One paper copy and one electronic copy of all required submittals.**		
✓	Completed and signed Master Application		✓
✓	**DETAILED LETTER by the applicant fully describing the request or project and addressing the following:**		✓
	A.	Explain the proposed use, and all uses associated with the request.	✓
	B.	Any other supporting information.	—
	C.	Address the standards in ACC 8-5-3 for proposed use(s): 8-5-3-114	—
	D.	Days of use: 365	✓
		Hours of use: 24	✓
		Duration of use(s): 7 DAYS / WEEK	✓
	MASTER SITE PLAN (If required)		
✓	**NEIGHBORHOOD MEETING CERTIFICATION**		✓
✓	**PRE-APPLICATION CONFERENCE NOTES**		✓
✓	**SITE PLAN is not required** if associated with a MSP.		✓
	✓	Show existing and proposed structures.	✓
	✓	Submit one electronic copy, one full sized plan and one 8 1/2"X 11" plan.	✓
✓	**DEED** (or evidence of proprietary interest)		✓
	OVERLAY DISTRICT: May require a separate checklist or additional information for the following:		
		HILLSIDE (ACC 8-3H)	
		FLOOD HAZARD (ACC 8-3F)	
		WILDLAND-URBAN FIRE INTERFACE (ACC 8-3B)	
		SOUTHWEST PLANNING AREA (ACC 8-3C)	
		PLANNED UNIT DEVELOPMENT (ACC 8-3D)	
		BOISE RIVER GREENWAY (ACC 8-3G)	
		BOISE AIR TERMINAL AIRPORT INFLUENCE AREAS (ACC 8-3A)	
	MUST COMPLY WITH SIGN POSTING REGULATIONS (ACC 8-7A-5)		
	APPLICATION FEE: Call County or go to www.adaweb.net for fees		

Supplementary information at the discretion of the Director or County Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, southwest, WUFI, Boise River Greenway, airport influence, and/or hazardous or unique areas of development.

Application will not be accepted unless all applicable items on the form are submitted. This application shall not be considered complete until staff has received all required information.

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March 27, 2015

Ada County Development Services
200 W. Front Street
Boise, Idaho 83702

Re: BOI Rocky Mountain – Verizon Wireless Conditional Use Permit application project description

To Whom It May Concern:

Verizon Wireless is proposing to install a new communication facility at 5220 North Linder Road, Meridian, ID 83646. The below information corresponds with each point on the Conditional Use Checklist:

A. The proposed conditional use is to construct a wireless communication facility to help improve coverage and relieve overloading of existing towers in the surrounding area of Linder Road in Meridian. The facility will include a new 80' monopole tower with 12 panel antennas, a 6' lightning rod at the top of the tower, and 2 future microwave dishes. There will also be outdoor equipment cabinets and a generator within the 35' x 40' lease area.

B. With the increase in population of Meridian, being able to provide better service throughout the surrounding area will help future development and population growth. By providing more capacity in the area, it will allow schools, residents and potential residents access to faster, more reliable service.

In addition, emergency service personnel rely on commercial wireless providers for citizen communication, especially in the event of a major catastrophe. More than 50% of the 300,000 daily 911 calls are placed from wireless phones. Law enforcement and emergency personnel use wireless service as backup communication and sometimes as their primary source of communication. In addition to our first responders, Amber alerts are also sent out through these communication facilities. Since 2005, over 360 children have been successfully recovered by combining the efforts of the wireless industry and law enforcement agencies.

With both the demand for emergency communications as well as public demand for greater access to personal wireless services for data, movies, games, calls, etc., providers must expand the number of wireless facilities in or near residential, heavily traveled, and remote areas. This proposed site location is intended to bolster the communication and provide more reliable service throughout Meridian and the surrounding area. This wireless facility will help strengthen the infrastructure to meet both the social and economic needs in Ada County as well as the City of Meridian.

C. ACC 8-5-3-114: TOWER OR ANTENNA STRUCTURE, COMMERCIAL:

a. Description of the surrounding area within one mile of the subject site:
The surrounding area consists mainly of residences, farm land, churches, and schools. The overall topography of the land is flat with relatively new landscapes and trees. The amount of residential structures is expanding rapidly throughout the area, which has caused an overload in capacity of

Headquarters
5473 Kearny Villa Road
Suite 300
San Diego, CA 92123
Tel (858)300-2346
Fax (858)300-2353
www.taec.net

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EXHIBIT 2
201500547 CU
VERIZON

the existing towers. This problem has created the requirement of a new communication facility to keep up with the amount of usage in the area.

b. Propagation Charts:
Please see attached.

c. Signed Lease Agreement:
The Lease Agreement will be executed once zoning is approved.

d. Engineering Data:
All Structural Analyses will be provided with the construction documents at the time the Building Permit is applied for.

e. Letter of Intent for collocation:
Please see attached.

f. Existing tower analysis: A two (2) mile radius for towers with a height over 110':
Three are currently three existing towers within a two (2) mile radius of the proposed site. The tower heights are 80', 106' and 127'. This proposed site location is intended to relieve overloading from the other three towers and provide better, faster service to the existing area. The only solution for this area is to place another tower rather than add more equipment on existing towers.

D. The proposed communication facility will be unmanned, but will be in operation 24-7, 365.

Please feel free to contact me with any questions or comments regarding the above information.

Thank you,

Jodie Knopp
TAEC
5701 South Green Street
Murray, UT 84123
Jodie.Knopp@taec.net
307.254.0554

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verizonwireless
We never stop working for you.™

Verizon Wireless
9656 S. Prosperity Road
West Jordan, UT 84088

Brandon Kiser
Brandon.kiser3@verizonwireless.com
Direct Dial 801-260-8712
Direct Fax 801-280-3333

March 23, 2015

Ada County Development Services
200 West Front Street
Boise, Idaho 83702

Re: Verizon Wireless' letter of intent: 5220 N Linder Road, Meridian, ID 83646

Dear Ada County Development Services,

In accordance with Ada County Code 8-5-3-114, Verizon Wireless intends to allow shared use of the above communication facility upon a written agreement with Verizon Wireless; pending structure analyses as well as available space. Additional users will be required to meet Ada County's terms and conditions for shared use. Please accept this letter as Verizon Wireless' intent to allow collocation for the proposed facility.

I appreciate your assistance with zoning approval so that Boise City MSA Limited Partnership, d/b/a Verizon Wireless can provide improved wireless communication service to their customers in this area. Please contact me at (801) 260-8712 with any questions you may have regarding this authorization.

Best regards,

Brandon Kiser
Real Estate Specialist

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24 March 2015

Ada County,

I am working as the RF Engineer on this proposed 80' unmanned communication pole at 5220 N. Linder road for Verizon Wireless. Verizon Wireless will ensure that all FCC standards and requirements are met including compliance with the Commission's regulations regarding human exposure to radio frequency emissions and transmit levels. Access to the site and the appropriate signage will be in compliance with the FCC guidelines.

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KC Gibson

RF Engineer, Idaho

208-251-7506 (mobile)

208-346-9954 (office)

Verizon Wireless

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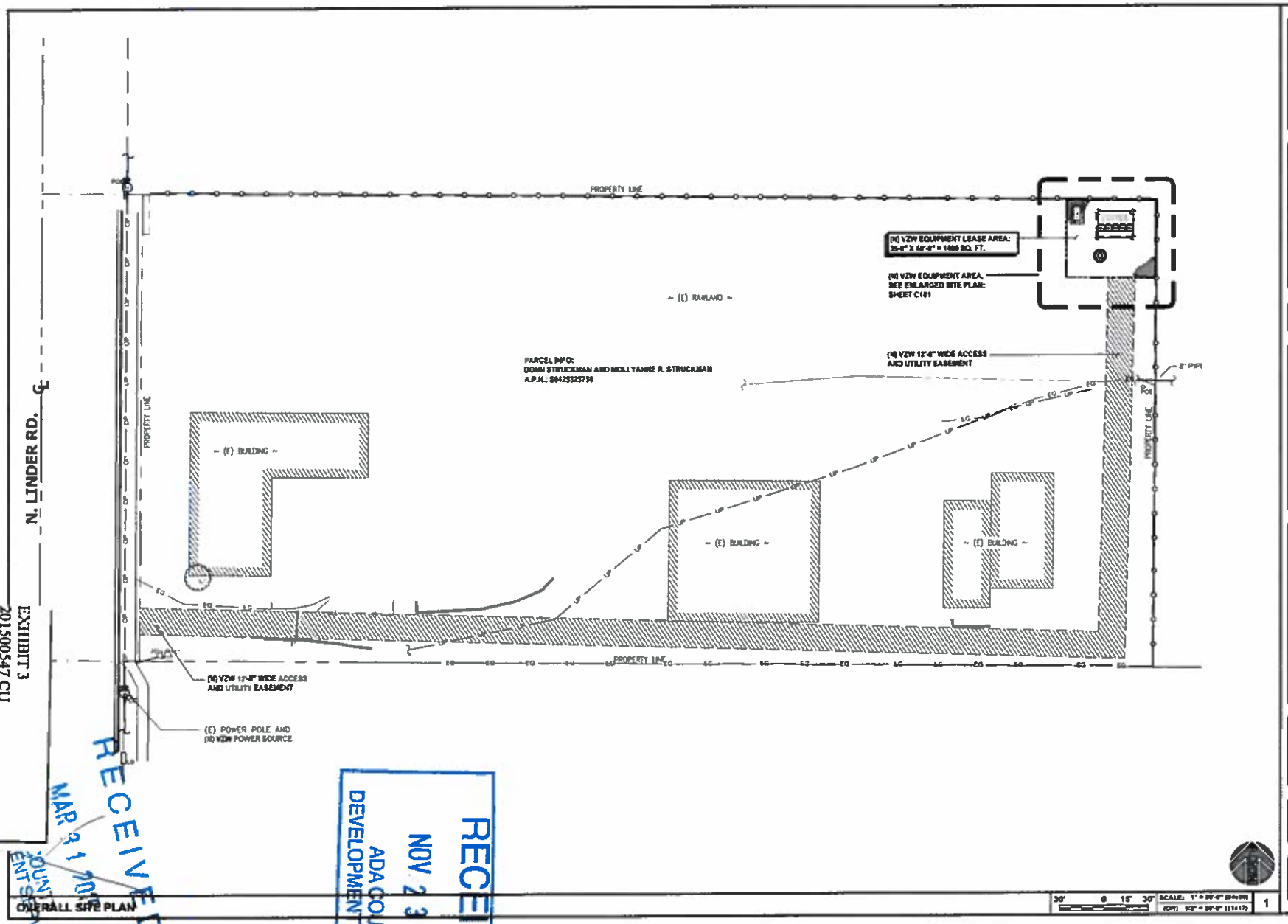

EXHIBIT 3
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verizon wireless

VERIZON WIRELESS
9654 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5713 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE J11
CARLSBAD, CALIFORNIA 92010

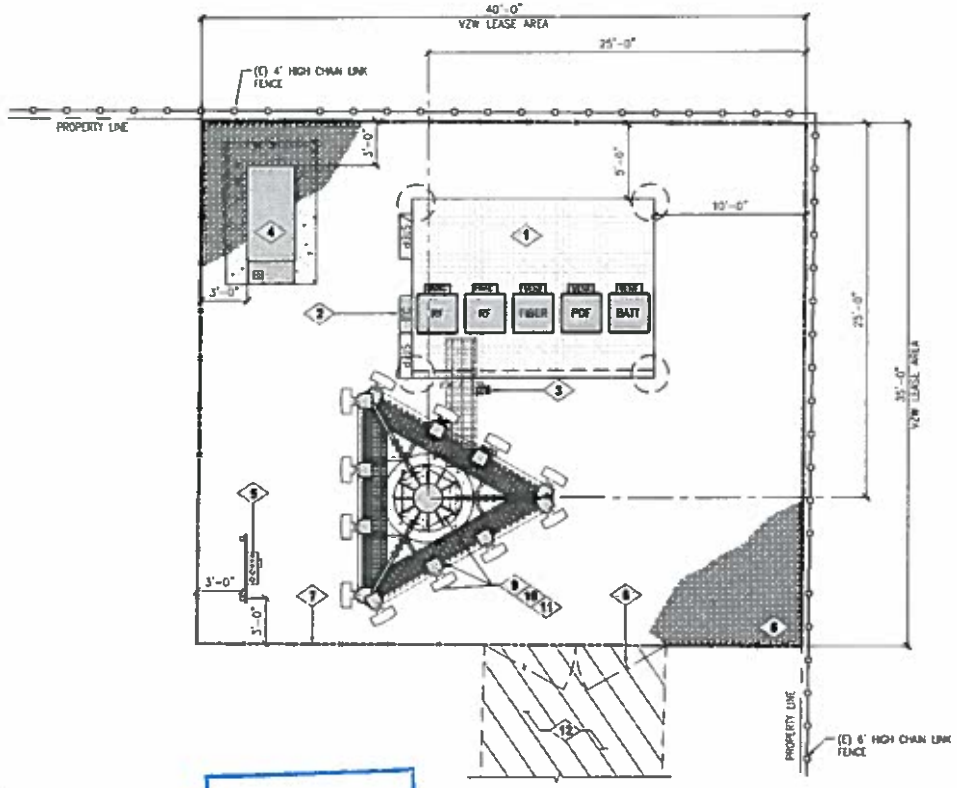
DRAWN BY:	SEAN T.
CHECKED BY:	JODIE K.

REV	DATE	DESCRIPTION
0	03.19.2015	ZONING DRAWINGS

BOI – ROCKY MOUNTAIN
NW 1/4 SW 1/4 SEC 25, T4N, R1W
5220 N. LINDER RD.
MERIDIAN, ID 83646
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



KEYED NOTES

1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A VALMONT 12' x 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"ø CONCRETE PIERS.
2. VZW UTILITY RACK FOR GENERAC ILC CABINET.
3. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG
4. VZW SDG30 30K● DIESEL GENERATOR UPON A 6'x9'-6" CONCRETE PAD.
5. VZW UTILITY RACK WITH 4-GANG METER BANK
6. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES.
7. VZW 6' TALL CHAIN LINK FENCING
8. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE GATES.
9. VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION
10. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRH'S, AND (2) RAYCAP DVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
11. VZW VALMONT OMSP-496 ANTENNA PLATFORM WITH HANDRAIL KIT #900083. PLATFORM IS SUPPLIED WITH (12) 2-3/8" OY 8' TALL MOUNTING PIPES.
12. VZW 12' WIDE ACCESS AND UTILITY EASEMENT.

verizon wireless
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY:	SEAN T.
CHECKED BY:	JODIE K.

REV	DATE	DESCRIPTION
0	03.19.2015	ZONING DRAWINGS

BOI – ROCKY MOUNTAIN
NW 1/4 SW 1/4 SEC 25, T4N, R1W
5220 N. LINDER RD.
MERIDIAN, ID 83646
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

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KEYED NOTES

1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A VALMONT 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"ø CONCRETE PIERS.
2. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG.
3. VZW UTILITY RACK WITH 4-GANG METER BANK
4. VZW 6' TALL CHAIN LINK FENCING AND (2) 6' WIDE CHAIN LINK GATES.
5. VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION
6. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT 76' CENTERLINE WITH (12) RRH'S, AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
7. VZW VALMONT QMSP-496 ANTENNA PLATFORM WITH HANDRAIL KIT #800083. PLATFORM IS SUPPLIED WITH (12) 2-3/8" BY 8' TALL MOUNTING PIPES.
8. VZW SD030 30Kw DIESEL GENERATOR UPON A 6'X9'-6" CONCRETE PAD.
9. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.
10. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION

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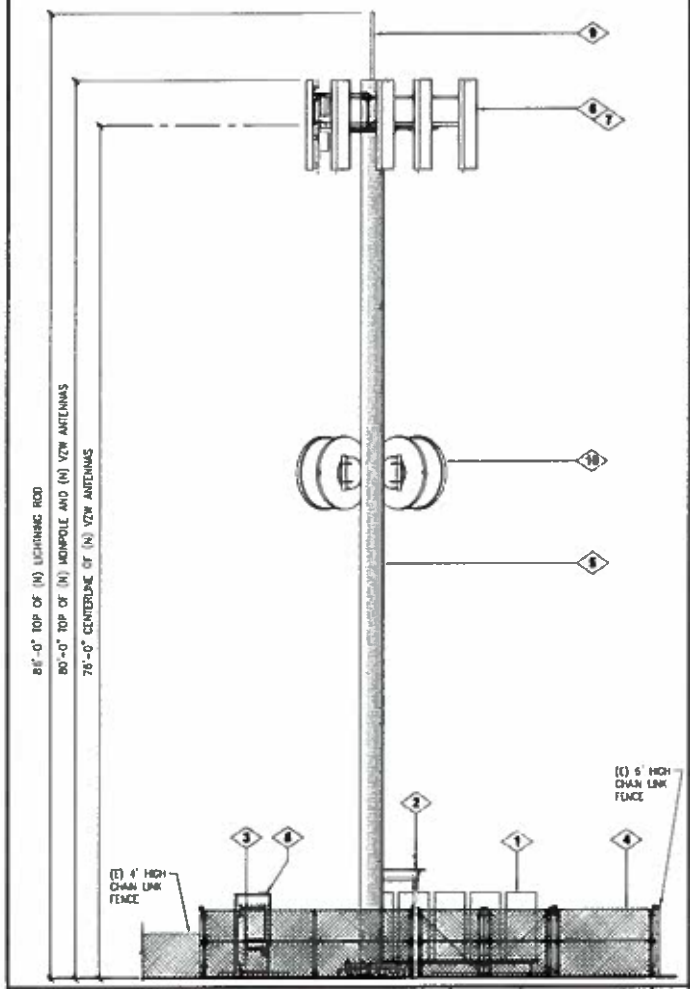
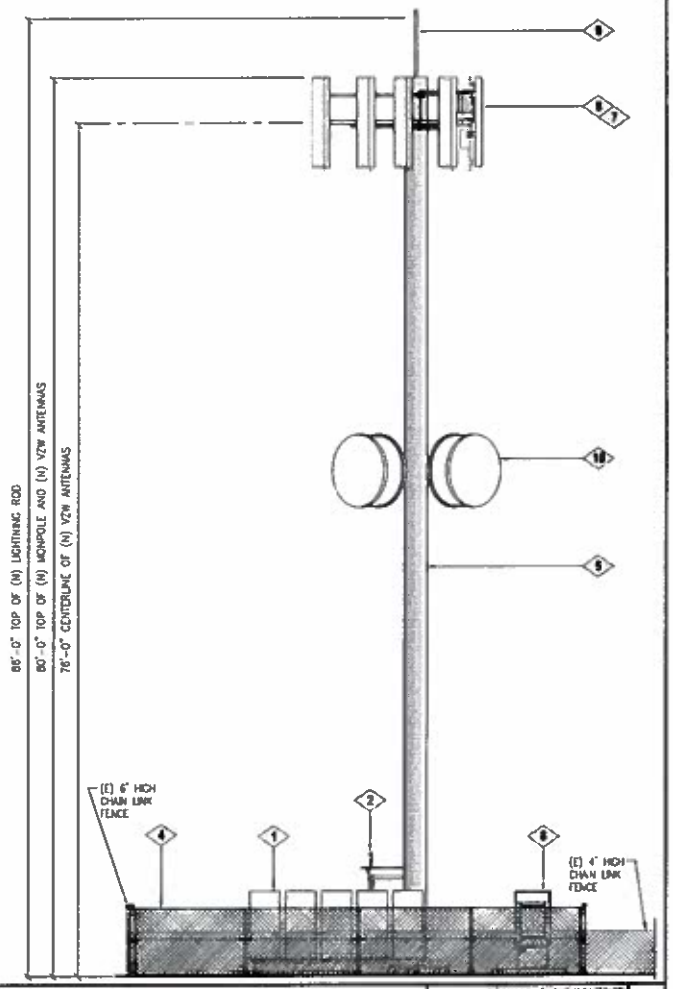


SOUTH ELEVATION 2



NORTH ELEVATION 1

verizon wireless
VERIZON WIRELESS
8658 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #11
CARLSBAD, CALIFORNIA 92010

DRAWN BY: SEAN T.
CHECKED BY: JODIE K.

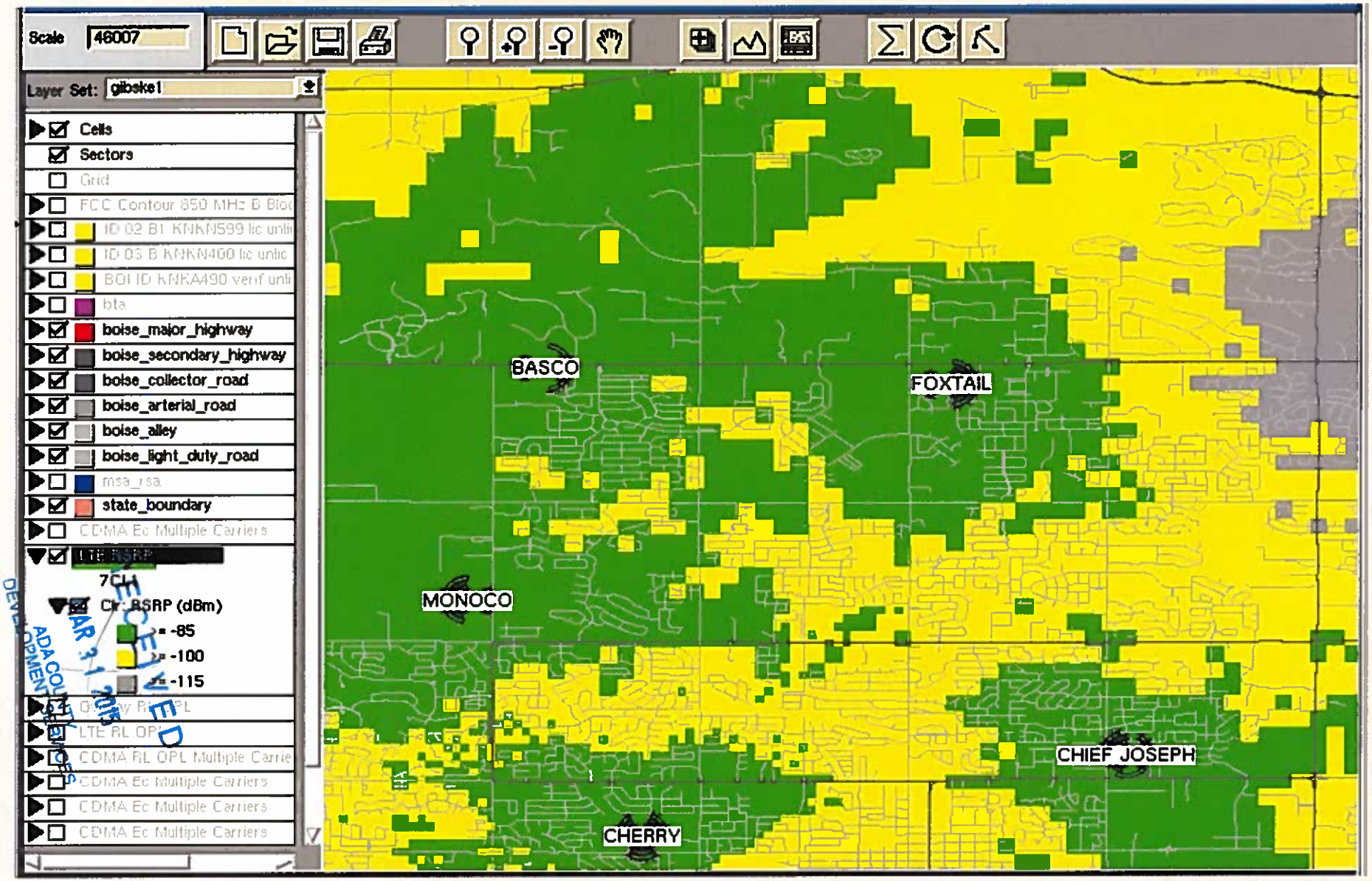
REV	DATE	DESCRIPTION
0	03.19.2015	ZONING DRAWINGS

BOI – ROCKY MOUNTAIN
NW 1/4 SW 1/4 SEC 25, T4N, R1W
5220 N. LINDER RD.
MERIDIAN, ID 83646
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

Received signal LTE coverage layer
Before without the Rocky Mtn site



Clr: RSRP (dBm)

>= -85	Good LTE coverage
>= -100	Fair LTE coverage
>= -115	Weak LTE coverage

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EXHIBIT 4
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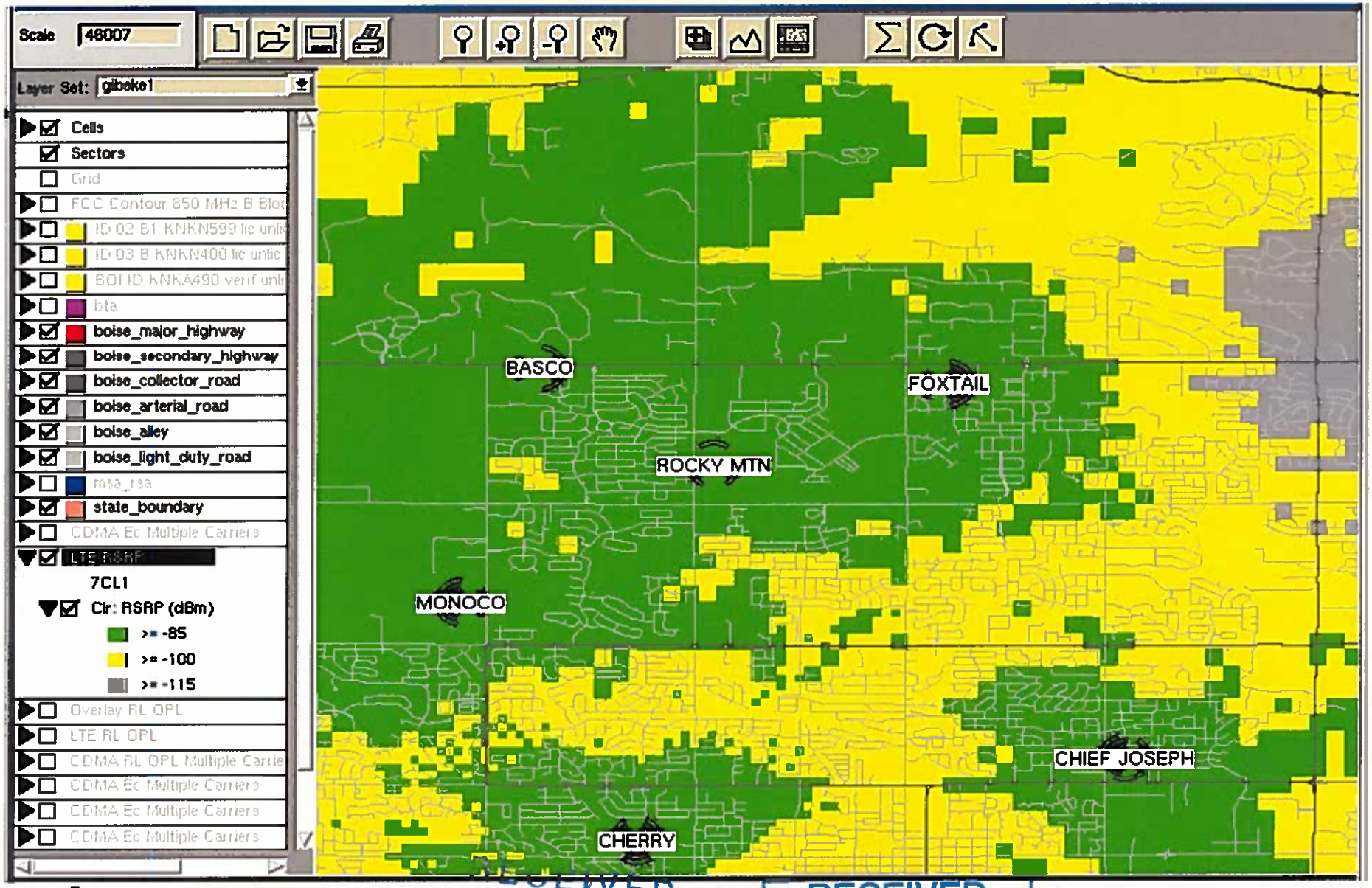
Received signal LTE coverage layer
After with the Rocky Mtn site



Clr: RSRP (dBm)

>= -85	Good LTE coverage
>= -100	Fair LTE coverage
>= -115	Weak LTE coverage

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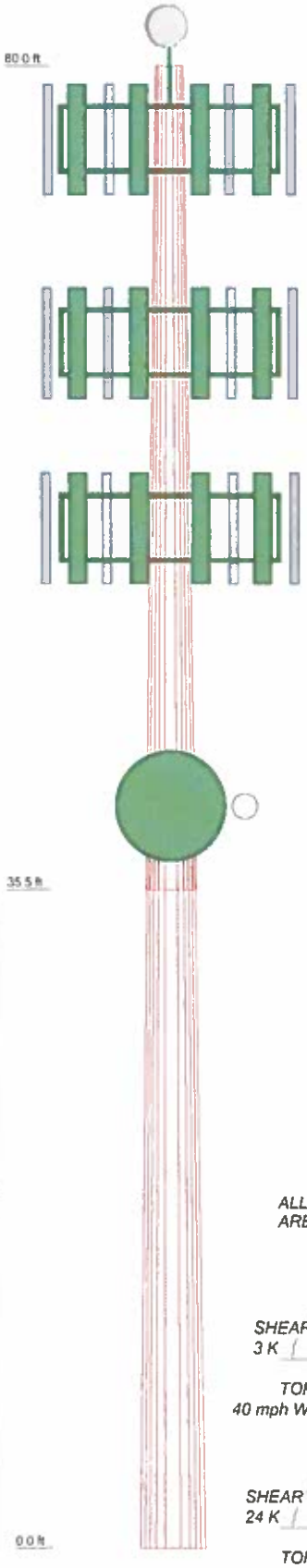
Section	Length (ft)	Number of Sides	Thickness (in)	Socket Length (ft)	Top Dia (in)	Bot Dia (in)	Grade	Weight (K)
1	44.50	12	0.1875	4.50	18.0000	31.0050	A572-65	2.2
2	40.00	12	0.2500		29.3149	41.0048		3.9



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Lightning Rod 5/8x6'	80	(4) 8' x 1' Panel	65
12' EEI Platform w/ Rail	76	(4) 8' x 1' Panel	65
(4) 8' x 1' Panel	76	(4) 8' x 1' Panel	65
(4) 8' x 1' Panel	76	12' EEI Platform w/ Rail	55
(4) 8' x 1' Panel	76	(4) 8' x 1' Panel	55
(4) RRH - 25" X 12" X 9"	76	(4) 8' x 1' Panel	55
(4) RRH - 25" X 12" X 9"	76	(4) 8' x 1' Panel	55
(4) RRH - 25" X 12" X 9"	76	Andrew 6' w/Radome	40
12' EEI Platform w/ Rail	55	Andrew 6' w/Radome	40

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Ada County, Idaho.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 40 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Weld together tower sections have slip joint connections.
9. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
10. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
11. Welds are fabricated with ER-70S-6 electrodes.
12. TOWER RATING: 93.9%

ALL REACTIONS ARE FACTORED

AXIAL 29 K
SHEAR 3 K
MOMENT 193 kip-ft
TORQUE 1 kip-ft
40 mph WIND - 0.2500 in ICE

AXIAL 23 K
SHEAR 24 K
MOMENT 1349 kip-ft
TORQUE 4 kip-ft
REACTIONS - 90 mph WIND

FIRM LICENSE NUMBER: C2269

PROFESSIONAL ENGINEER REGISTERED 11284 STATE OF IDAHO WELLS L. HOLMES

Sep 16, 2015

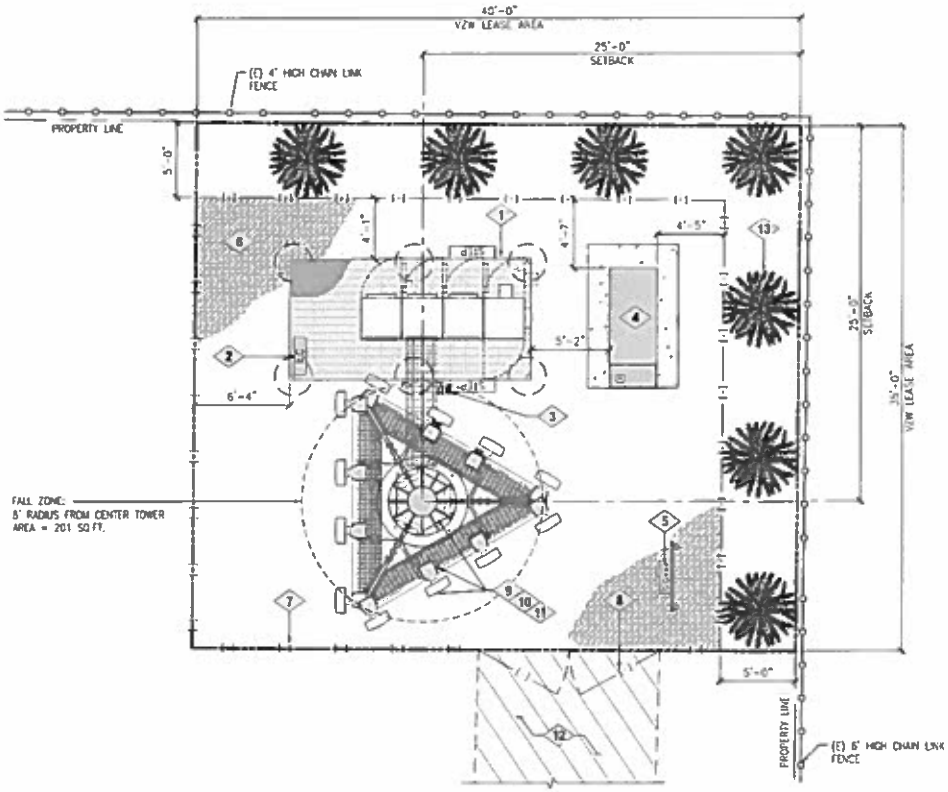
EXHIBIT 5
201500547 CU
VERIZON

Project#: U1408-184-151

VECTOR ENGINEERS
9138 S. State Street, Suite 101 (801) 990-1775
Sandy, Utah 84070 (801) 990-1776 Fax

Ehresmann Engineering Inc.
4400 West 31st. Street
Yankton, SD 57078
Phone: (605) 665-7532
FAX: (605) 665-9780

Job: BOI ROCKY MTN., ID			95130-15
Project: 80 FT MONOPOLE			
Client: VERIZON WIRELESS	Drawn by: CD		App'd:
Code: TIA-222-G	Date: 09/10/15		Scale: NTS
Path:			Dwg No. E-1



KEYED NOTES

1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 8' X 16'-0" STEEL PLATFORM WITH CANOPY THAT WILL SIT UPON (7) 24"ø CONCRETE PIERS.
2. VZW GENERAC ILC CABINET MOUNTED TO PLATFORM.
3. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG.
4. VZW SD030 30Kw DIESEL GENERATOR UPON A 6'X9'-6" CONCRETE PAD.
5. VZW UTILITY RACK WITH 4-GANG METER BANK
6. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES.
7. VZW 6' TALL WHITE VINYL FENCING
8. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE WHITE VINYL FENCE GATES
9. VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION
10. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRH'S, AND (2) RAYCAP DVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
11. VZW VALMONT DMSP-496 ANTENNA PLATFORM WITH HANDRAIL KIT #800083. PLATFORM IS SUPPLIED WITH (12) 2-3/8" BY 8' TALL MOUNTING PIPES.
12. VZW 12' WIDE ACCESS AND UTILITY EASEMENT.
13. VZW CONTRACTOR TO PLANT (7) ARBORVITAE TREES @ 10'-0" O.C.. CONTRACTOR TO INSTALL A VALVE BOX FOR THE DRIP LINE SYSTEM AND TIE INTO LANDLORDS EXISTING WATER SOURCE. IRRIGATION DRIP LINE DESIGN AND LAYOUT SHALL BE DESIGN BUILD BY CONTRACTOR. LANDSCAPING MAINTENANCE AND WATER WILL BE PROVIDED BY LANDLORD. VZW CONTRACTOR WILL PROVIDE A 1-YEAR WARRANTY FOR THE LANDSCAPING.

verizon wireless

VERIZON WIRELES
9656 SOUTH PROSPERITY ROA
WEST JORDAN, UTAH 84088

TA
Technology Associates Engineering Corpor
TECHNOLOGY ASSOCI

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 8412

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUIT
CARLSBAD, CALIFORNIA 9201

DRAWN BY: SEAN T.
CHECKED BY: JODIE K.

REV	DATE	DESCRIPTION
1	01.11.2016	REVISED
0	03.19.2015	ZONING DRAWINGS

801 - ROCKY MOUNTAIN
NW 1/4 SW 1/4 SEC 25, T4N, R1W
5220 N. LINDER RD.
MERIDIAN, ID 83646
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

EXHIBIT 6
201500547 CU
VERIZON

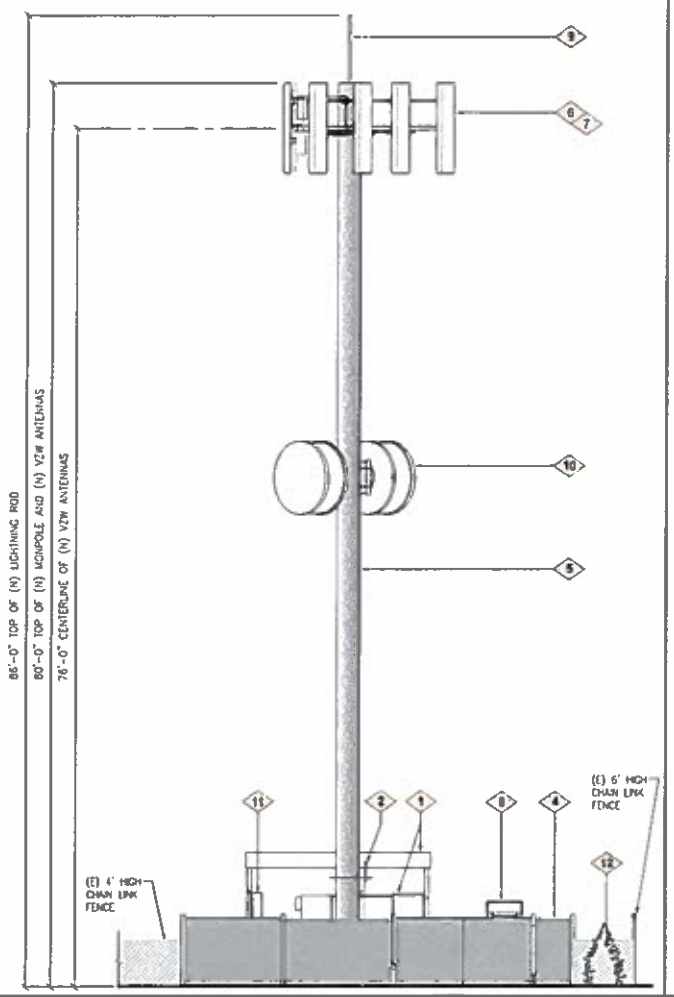
ENLARGED SITE PLAN

0 1' 2' 4 SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17)

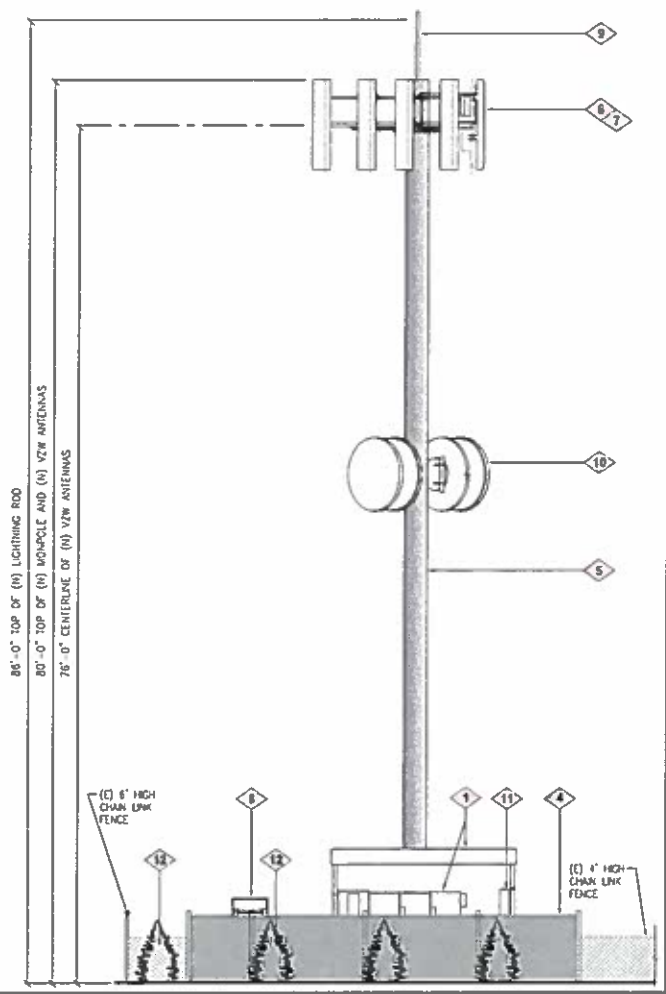
2

KEYED NOTES

1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 8' x 16'-0" STEEL PLATFORM WITH CANOPY THAT WILL SIT UPON (7) 24"ø CONCRETE PIERS.
2. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG.
3. VZW UTILITY RACK WITH 4-GANG METER BANK. SEE C101 FOR LOCATION
4. VZW 6' TALL WHITE VINYL FENCING AND (2) 6' WIDE WHITE VINYL GATES.
5. VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION.
6. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT 76' CENTERLINE WITH (12) RRH'S, AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
7. VZW VALMONT OMSP-496 ANTENNA PLATFORM WITH HANDRAIL KIT #800083. PLATFORM IS SUPPLIED WITH (12) 2-3/8" BY 8' TALL MOUNTING PIPES.
8. VZW 50030 30#ø DIESEL GENERATOR UPON A 6'x9'-6" CONCRETE PAD.
9. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.
10. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION.
11. VZW GENERAC ILC CABINET MOUNTED TO PLATFORM.
12. VZW CONTRACTOR TO PLANT (7) ARBORVITAE TREES @ 10'-0" O.C. CONTRACTOR TO INSTALL A VALVE BOX FOR THE DRIP LINE SYSTEM AND TIE INTO LANDLORDS EXISTING WATER SOURCE. IRRIGATION DRIP LINE DESIGN AND LAYOUT SHALL BE DESIGN BUILD BY CONTRACTOR. LANDSCAPING MAINTENANCE AND WATER WILL BE PROVIDED BY LANDLORD VZW CONTRACTOR WILL PROVIDE A 1-YEAR WARRANTY FOR THE LANDSCAPING.



SOUTH ELEVATION — 0 1.5' 3' 6' — SCALE: 3/16" = 1'-0" (24x36) (OR) 3/32" = 1'-0" (11x17) — 2



NORTH ELEVATION — 0 1.5' 3' 6' — SCALE: 3/16" = 1'-0" (24x36) (OR) 3/32" = 1'-0" (11x17) — 1

verizon wireless

VERIZON WIRELESS
9654 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY:	SEAN T.
CHECKED BY:	JODIE K.

REV	DATE	DESCRIPTION
1	01.11.2016	REVISED
0	03.19.2015	ZONING DRAWINGS

801 – ROCKY MOUNTAIN
NW 1/4 SW 1/4 SEC 25, T4N, R1W
5220 N. LINDER RD.
MERIDIAN, ID 83646
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

ADA COUNTY
DEVELOPMENT SERVICES

PREAPPLICATION CONFERENCE NOTES

200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

Preapplication Number: 201400103 - PREAP - A

Status: Active **Date Received:** 9/18/2014 **Date Closed:**

Meeting Date: 10/2/2014 **Date Assigned:** 9/18/2014

Applicant's Name:
KNOPP JODIE

Development Services Staff Assigned To Meeting:

Staff Name:	Attended Meeting?
BECKY ALCALA	☐
BRENT MOORE	☐
DIANA SANDERS	☐

Project Description:
Would like to put a 80 foot tower in the rear of the property.

No. of Lots/Units: 0 **Total Acres:** 2.214

Unique Features:

Sewer/Septic:

Water/Well:

General Property Location:

Parcel Info:

Parcel Num:	Street Address:	City/State/Zip:
S0425325750	5220 N LINDER RD	Meridian, ID 83646-0000

Zone Info:

Zone Type:	Zone:
Existing Zone	RUT

Twn / Rng / Sec Info:

Twn:	Rng:	Sec:	Qtr:
4N	1W	25	

Overlay Areas Info:

Overlay Area:	Overlay Value:	Code Ref:	Comments:
Impact Area	Meridian		

Comp Plan:

Agencies To Contact:

Agency Name:	Contact Person:
ADA COUNTY HIGHWAY DISTRICT/ PLANNING DEPT - (208)-387-6170	LITTLE CHRISTY
Comments:	
CENTRAL DISTRICT HEALTH DEPARTMENT - (208)-327-8517	RENO MIKE
Comments:	
IDAHO POWER COMPANY - (208)-388-2699	HORNSBY COURTNEY
Comments:	
SETTLERS IRRIGATION DISTRICT - (208)-344-2471	DRAPER NATHAN
Comments:	

Proposed Allowed Uses:
Tower or antenna structure, commercial

Required Applications:

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EXHIBIT 7
201500547 CU

ADA COUNTY
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200 W. FRONT STREET
BOISE, IDAHO 83702-7300
PHONE (208) 287-7900

PREAPPLICATION CONFERENCE NOTES

App Type:	Descriptive Name:
CU	CONDITIONAL USE
MSP	MASTER SITE PLAN

Notes:

The property is located in the RUT zoning district and is within the Meridian Impact Area.

A cell tower requires a conditional use application, which is a hearing before the Planning & Zoning Commission. A master site plan is not required.

The setbacks for the RUT District are:
Front (Linder): 30 feet
All other properthy lines: 25 feet
or
1 foot (1') for every 10 feet (10') of tower height, whichever is greater.

Towers also have a fall zone which is restricted from any future development. It consists of land area centered beneath the tower and circumscribed a circle with a radius equal to a length of one foot (1') for every 10 feet (10') of tower height.

8-5-3-114: TOWER OR ANTENNA STRUCTURE, COMMERCIAL:
A. Applicability:
1. The following regulations shall apply to tower structures and associated equipment for the purpose of commercial radio, television, telephone, paging, or satellite reception and/or transmission.
2. A facility that meets the following standard shall be reviewed as an accessory use. Any other facility shall be reviewed as a conditional use.
A. Collocation of new antenna and/or equipment for an approved tower structure, commercial shall be deemed an accessory use and shall require a zoning certificate prior to installation.
B. General Standards For Commercial Tower Structures And Associated Equipment:
1. Radio Frequency Emissions: The facility shall comply with FCC standards regarding radio frequency (RF) emissions.
2. Approval Required: The facility shall have approval from the federal aviation administration and the chief of the Idaho bureau of aeronautics prior to operation.
3. Additional Approval: The facility shall have approval from the Boise Airport director prior to operation. The approval shall include specific reference to the site location, height of the facility, lighting, and issuance of an avigation easement.
4. Permits Required: The applicant or owner shall be required to obtain all necessary permits, as may be required under federal, state or local statutes, regulations, or ordinances including, but not limited to, building permits.
5. Maintenance Of Facility: The facility shall be maintained in compliance with all federal, state, and local regulations and the construction standards set forth in this section.
6. Public Nuisance Prohibited: The owners of the facility shall have a continuous obligation to ensure the maintenance and upkeep and to prevent the creation of a public nuisance.
7. Outdoor Storage Areas: The proposed facility shall meet the standards for outdoor storage areas in section 8-5-3-78 of this chapter.
8. Conditional Use Approval: For any facility requiring conditional use approval, the director shall notify all property owners within a minimum of one thousand feet (1,000') of any property boundary (or lease boundary lines, if applicable) of the proposed site.
9. Removal: The tower and associated facilities shall be removed within sixty (60) days of cessation of use.
10. Tower Construction, Setback, And Fall Zone Standards:
a. The tower shall be constructed to the Telecommunications Industry Association/Electronic Industries Association (TIA/EIA) 222 revision F standards entitled "Structural Standards For Steel Antenna Supporting Structures", or as hereinafter may be amended.
B. Within the Boise air terminal airport influence areas overlay district, the height limit on the tower or antenna structure shall be as required by the code of federal regulations 14 CFR 77.

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PHONE (208) 287-7900

c. Towers over twenty feet (20') in height must be designed to allow for future arrangements of antennas upon the tower. Such towers must also be designed to accept antennas mounted at varying heights.
D. If the tower does not exceed the height limitations of the applicable base district, the tower shall meet the setback requirements of the district. If the tower exceeds the height limitation of the applicable base district, the tower shall meet the setback requirements of the district or it shall be set back one foot (1') for every ten feet (10') of total tower height from all property lines, whichever is greater.
E. In addition to the setback requirement noted in the preceding paragraph, a fall zone for each tower shall be delineated and permanently restricted from future development, as follows:
(1) The fall zone shall consist of the land area centered beneath the tower and circumscribed by a circle with a radius equal to a length of one foot (1') for every ten feet (10') of tower height.
(2) If the fall zone does not lie completely within the subject property, the applicant must obtain a nonevocable easement from all owners of property within the fall zone that prohibits the construction or placement of new structures within the fall zone, except as may be specifically permitted through the conditional use process. If an easement is utilized, a copy of the fully executed easement agreement shall be submitted as part of the application.
F. Towers shall be architecturally and visually compatible with the existing structures, vegetation, and/or uses in the area or likely to exist in the area under the terms of the applicable base district and/or comprehensive plan. The decision making body shall consider, but shall not be limited to, the following factors: similar height, color, bulk, and/or shape, or camouflage techniques to disguise the facility. This shall not preclude towers requiring FAA painting and/or marking from meeting those standards.

C. Application Requirements: The application materials shall include the following written documentation:
1. Suitability Analysis Of The Proposed Site: The analysis shall include, but is not limited to, the following:
a. Description of the surrounding area within one mile of the subject site including topography;
b. Propagation charts showing existing and proposed transmission coverage at the subject site and within an area large enough to provide an understanding of why the facility needs to be placed at the chosen location.
2. Signed Lease Agreement: If applicable, relevant portions of a signed lease agreement that requires the applicant to remove the tower and/or associated facilities upon cessation of use.
D. Additional Application Requirements For Facilities That Require A Conditional Use Approval:
1. Engineering data showing that the tower is designed structurally, electrically, and in all other respects to accommodate both the applicant's equipment and comparable equipment for a minimum of one additional user if the tower is over twenty feet (20') in height. If the tower is over one hundred ten feet (110') in height, it shall be designed structurally, electrically, and in all other respects to accommodate both the applicant's equipment and comparable equipment for a minimum of two (2) additional users.
2. A report from a qualified and licensed professional engineer that describes the facility height and design (including a cross section and elevation); documents the height above grade for the recommended mounting position for colocated antennas and the minimum separation distances between antennas; describes the facility's capacity; and any other information necessary to evaluate the request. The report must include the engineer's stamp and registration number.
3. A letter of intent committing the facility owner and successors to allow the shared use of the facility, as required by this title, if additional users agree in writing to meet reasonable terms and conditions for shared use.
4. Written analysis demonstrating that the facility cannot be accommodated on an existing or approved tower within:
a. A two (2) mile radius for towers with a height over one hundred ten feet (110');
b. A one mile radius for towers with a height over eighty feet (80'), but not more than one hundred ten feet (110');
c. A one-half (1/2) mile radius for towers with a height over fifty feet (50'), but not more than eighty feet (80'); or
d. A one-fourth (1/4) mile radius for towers with a height of fifty feet (50') or less.
5. It shall be the burden of the applicant to demonstrate that the proposed facility cannot be accommodated on an approved tower or structure within the required search radius due to one or more of the following reasons:
a. Unwillingness of a property owner, or tower or facility owner to entertain shared use.
B. The planned equipment would exceed the structural capacity of the existing tower or structure, as documented by a qualified and licensed professional engineer, and the existing tower or facility structure cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
C. The planned equipment would cause radio interference with material impacting the usability of other existing or planned equipment at the tower or structure, and the interference cannot be prevented at a reasonable cost as documented by a

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PHONE (208) 287-7900

qualified and licensed professional engineer or other professional qualified to provide necessary documentation.
D. Existing or approved towers or other structures within the search radius cannot accommodate the planned equipment at a height necessary to be commercially functional as documented by a qualified and licensed professional engineer or other professional qualified to provide necessary documentation.
E. The proposed collocation with an existing tower or structure would be in violation of a local, state, or federal law.
F. Any other unforeseen reasons that make it unfeasible to collocate upon an existing or approved tower or structure as documented by a qualified and licensed professional engineer or other professional qualified to provide necessary documentation.

You will need a master application and a conditional use checklist, which are available on our website at http://www.adaweb.net/departments/developmentservices/PlanningZoningApplicationForms.asp.

A neighborhood meeting is required. Property owners within 1000 feet of the boundary of the site must be notified. Refer to ACC 8-7A-3 for specific requirements. Contact the front counter at 287-7900 for assistance in ordering labels for required radius notice.

The applicant is also responsible for posting the sign for the public hearing. See Section 8-7A-5F of the Ada County Code.

The applicant is proposing an 80' tower with a shelter. Will meet the setbacks. Tower will be colocatable.

Additional Preap Conference: Not Recommended **Neighborhood Meeting Required?** Yes

Cross References:

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Diana Sanders

From: Mark Lessor <Mark.Lessor@itd.idaho.gov>
Sent: Thursday, December 10, 2015 9:06 AM
To: Diana Sanders
Subject: RE: Ada County Application Transmittal Notice.

Diana,

The Division of Aeronautics has reviewed the site and structure information for the conditional use permit application below (201500547-CU). The tower will not require an obstruction evaluation by the State of Idaho as it does not exceed maximum height or minimum distance (from the nearest public use airport) criteria as put forth in Idaho Code and IDAPA Rules.

Thanks for including us in the review/comment process.

Have a good day!

Mark Lessor
Aviation Technician
Idaho Division of Aeronautics
334-8895

From: Diana Sanders [mailto:dsanders@adaweb.net]
Sent: Wednesday, December 09, 2015 3:13 PM
To: mreno@cdhd.idaho.gov; lbadigia@cdhd.idaho.gov; mwigley@cityofboise.org; Mark Lessor; mhill@meridiancity.org; meridianfire@meridiancity.org; clittle@achdidaho.org; syarrington@achdidaho.org; Ryan Strain; Ryan Strain; Mark Ferm; Angela Gilman; Jerry Hastings; Jean Schaffer; Dale Ann Barton; nathan@settlersirrigation.org; Diana Sanders
Cc: Diana Sanders
Subject: Ada County Application Transmittal Notice.

	Ada County Development Services **Planning & Zoning Division Transmittal**

File Number: 201500547-CU	**X-Reference**: NONE
Description: A conditional use for an 80 foot monopole tower, a 6' lightning rod, 12 panel antennas and 2 future microwave dishes.	
Reviewing Body: P AND Z	**Hearing Date**: 2/11/2016
Applicant: VERIZON WIRELESS	**P&Z Recommendation:**
Property: The property contains 2.214 acres and is located at 5220 N LINDER RD MERIDIAN 83646, Section 25 4N 1W.	

Ada County Development Services is requesting comments and recommendations on the application referenced above. To review detailed information about the request please either click on the file number identified above, or visit the Ada County Development Service's Application Tracking System (ATS) web site at gisx.adaweb.net/acdsv2/ and

EXHIBIT 8
201500547 CU
VERIZON

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

CENTRAL DISTRICT HEALTH DEPARTMENT

Return to:
- ☒ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Kuna
- ☐ Meridian
- ☐ Star

Rezone # _____

Conditional Use # 201500547-CU

Preliminary / Final / Short Plat _____

Sect 25

☒ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
- ☐ central sewage
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☐ central water
- ☐ individual water
- ☐ community water well

☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☐ central sewage
- ☐ sewage dry lines
- ☐ community sewage system
- ☐ central water
- ☐ community water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

☐ 14. _____

Reviewed By: [signature]

Date: 12/15/15

EXHIBIT 9
201500547 CU
VERIZON

Review Sheet

15726-001EH1111

ACHD

Committed to Service

Jim D. Hansen, President
Sara M. Baker, Vice President
Rebecca W. Arnold, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

December 18, 2015

To: Jodie Knopp
Verizon Wireless
5710 S. Green St.
Murray, UT 84123

Subject: ADA15-0102 / 201500547-CU
5220 N. Linder Rd.
Verizon Monopole

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site-specific conditions of approval because this application is for a cell tower. However, ACHD requests that if a gate is to be installed, Ada County requires the gate to be located a minimum of 50-feet from the edge of pavement on Cloverdale Road.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner I
Development Services

cc: Ada County

EXHIBIT 10
201500547 CU
VERIZON

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

MEMORANDUM

DATE: December 18, 2015

RE: File 201500547 CU Application for communications tower at 5220 N. Linder Rd., Meridian ID.

TO: Diana Sanders, Associate Planner

FROM: Dale P Meyers, Associate County Surveyor

CC: Angela Gilman, Ada County Engineer

Diana,

Per your request I have reviewed the project referenced above. The documents reviewed include:

- Master Application
- Detailed Letter
- Site Plan

I have the following comments for this application:

Pursuant to a recent change in the definition of Professional Land Surveying, it will now be required that a Professional Land Surveyor establish the boundary of the real property Lease Parcel and the Access and Utility Easement (I.C.54-1202-11-ii-3), monument the corners of said Lease Parcel and Access and Utility Easement (I.C. 54-1227) and file a Record of Survey with the County Recorder's Office (I.C.55-1904-5) delineating said Lease Parcel and Access and Utility Easement relative to the boundary of the parent parcel. Please provide a copy of the Record of Survey, the legal description of the Lease Parcel and the legal description of the Access and Utility Easement, stamped by the Professional Land Surveyor in responsible charge, for review prior to recording.

Let me know if you have any questions.

Dale

EXHIBIT 11
201500547 CU
VERIZON

Mayor Tammy de Weerd
City Council Members:
Keith Bird
Luke Cavener
Charlie Rountree
Joe Borton
Genesis Milam
David Zaremba

December 23, 2015

Diana Sanders
Ada County Development Services
200 W. Front Street
Boise, ID 83702-7300

RE: File No. 201500547-CU – Verizon Wireless

Dear Mrs. Sanders:

This letter is being written in response to the request for comments on the referenced Conditional Use application. The subject site is located at 5220 N. Linder Road within the Meridian Area of City Impact. Further, this 2.2 acre parcel is totally surrounded by properties within the corporate boundaries of the City.

Meridian's Comprehensive Plan Future Land Use Map designates the site as Mixed Use Neighborhood. The proposed monopole, lightning rod and antenna panel are not necessarily incompatible with this designation; however, this county enclave is eligible for annexation into Meridian and should be reviewed against the City's ordinances; development of this enclaved parcel should occur within the City and not the County. Therefore, the City would like to explore amending Ada County Code sections 9-4-3 and 9-4-4 to require any development (not just subdivisions and rezones) proposed on property that is contiguous to city limits, to seek approval through the City. **As such, we request this project be tabled so the Meridian City Council and Ada County Board of Commissioners can negotiate the applicability of plans and ordinances for the Area of City Impact. In accord with Idaho Code §67-6526(d) and Ada County Code 9-4-5, in January of 2016, you can expect a letter from the Mayor and City Council requesting renegotiation.**

The City's Unified Development Code (UDC) provides standards for orderly growth and development of the City of Meridian. The UDC contains specific standards for wireless communications facilities (UDC 11-4-3-43). Thus, we believe that development within the Area of City Impact should be designed to comply with City standards as much as possible.

Thank you for the opportunity to comment on this application as well as Title 9. If you have any questions, please feel free to call me at 884-5533.

Sincerely,

C. Caleb Hood, AICP
Planning Division Manager

Cc: Tammy de Weerd, Mayor
Jim Tibbs, Chairman, BOCC

RECEIVED
DEC 28, 2015
ADA COUNTY
DEVELOPMENT SERVICES

EXHIBIT 12
201500547 CU
VERIZON

MEMORANDUM

DATE: 1/7/2016

RE: : 201500547-CU Cell Tower

TO: Diana Sanders, Associate Planner

FROM: Mark Ferm, Ada County Building Official

Summary of Project:

A conditional use for an 80 foot monopole tower, a 6' lightning rod, 12 panel antennas and 2 future microwave dishes at 5220 N Linder.

Findings and Conditions:

The Building Division has no objection to the proposed development however the applicants should be aware permits will be required for each proposed structure. This would include the building added between 2000 and 2003 on the SouthEast Corner of the lot.

Conclusion:

Approved as conditioned above.

Mark Ferm
Ada County Building Official
200 W Front Suite 2125
Boise Idaho 83702
Phone 287-7910

markf@adaweb.net

EXHIBIT 13
201500547 CU
VERIZON

Ada County Development Services

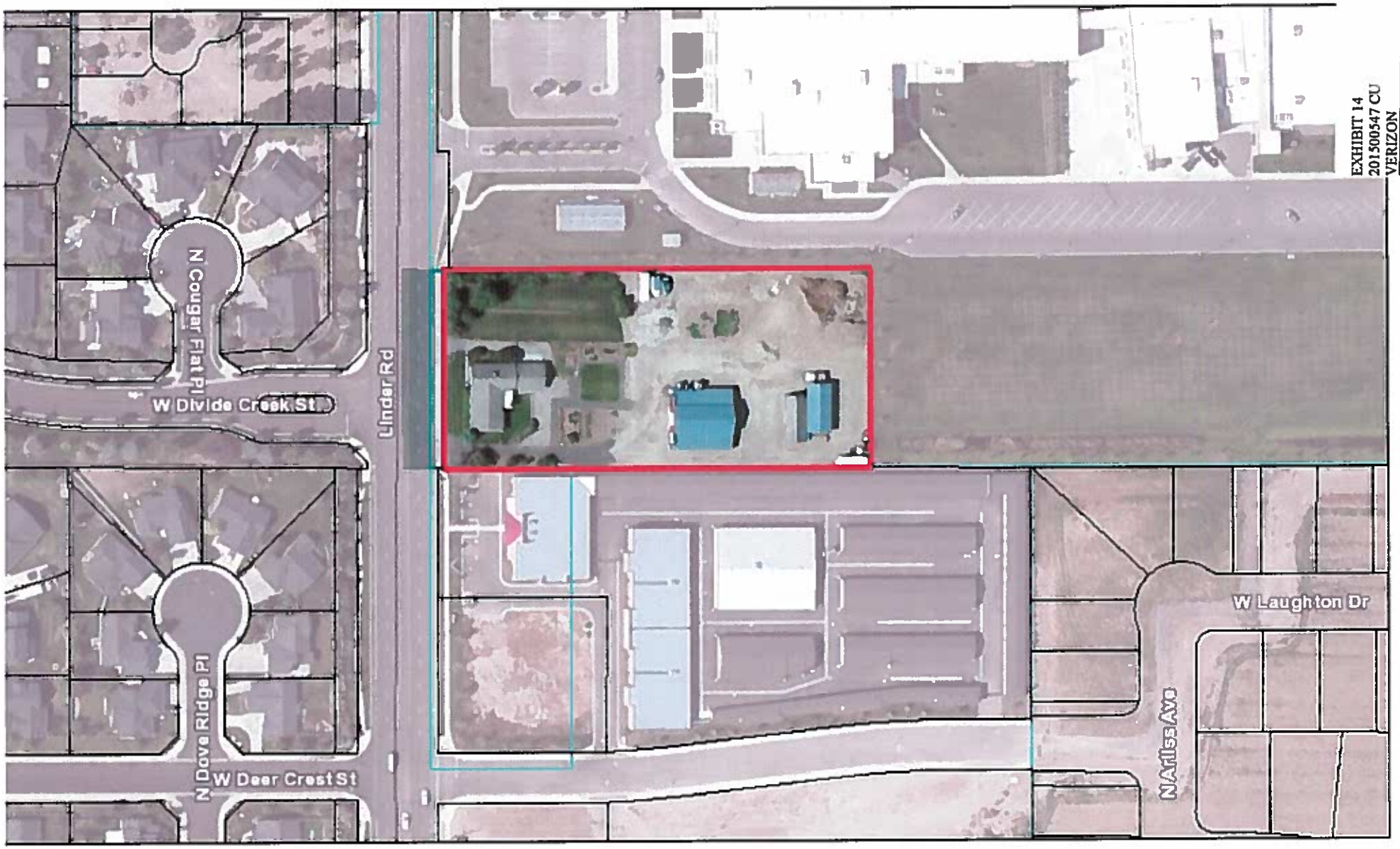

EXHIBIT 14
201500547 CU
VERIZON

Search Results: P&Z Applications
Parcels
City Limits
BOISE
EAGLE
GARDEN CITY
KUNA
MERIDIAN
STAR
Street Names
Major Streets
Parks
P&Z Applications

0 0.015 0.03 0.06 Miles

Date: 1/28/2016

N

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